045.0	0007	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	777,000 / 777,000
					USE VALUE:	777,000 / 777,000
					ASSESSED:	777,000 / 777,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEVER SCOTT B
Owner 2:	
Owner 3:	
Street 1:	81 KENSINGTON PARK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HIGGINS JOHN JOSEPH--ETAL -
Owner 2:	HIGGINS HELEN T -
Street 1:	30A FRANKLIN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,452 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1860, having primarily Wood Shingle Exterior and 1800 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3452.000	358,200		418,800	777,000
Total Card	0.079	358,200		418,800	777,000
Total Parcel	0.079	358,200		418,800	777,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 431.67 | /Parcel: 431.6

Legal Description

User Acct

32128

GIS Ref

GIS Ref

Insp Date

10/31/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 045.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	358,300	0	3,452.	418,800	777,100	777,100	Year End Roll	12/18/2019
2019	104	FV	324,800	0	3,452.	445,000	769,800	769,800	Year End Roll	1/3/2019
2018	104	FV	324,800	0	3,452.	324,600	649,400	649,400	Year End Roll	12/20/2017
2017	104	FV	305,100	0	3,452.	282,700	587,800	587,800	Year End Roll	1/3/2017
2016	104	FV	305,100	0	3,452.	240,800	545,900	545,900	Year End	1/4/2016
2015	104	FV	255,700	0	3,452.	235,600	491,300	491,300	Year End Roll	12/11/2014
2014	104	FV	255,700	0	3,452.	193,700	449,400	449,400	Year End Roll	12/16/2013
2013	104	FV	265,600	0	3,452.	184,300	449,900	449,900		12/13/2012

!3856!

PRINT

Date	Time
12/10/20	18:59:49

LAST REV

Date	Time
04/09/19	15:03:56
apro	
3856	

USER DEFINED

Prior Id # 1:	32128
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HIGGINS JOHN JO	33956-52		10/30/2001		282,800	No	No		
	17242-187		7/1/1986		50,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2014	347	Re-Roof	37,000					
4/12/2013	535	Re-Roof	10,550	C				
8/14/2002	670	Redo Kit	20,000	O		G4	GR FY04	REMODEL 3 BATH/2 K
11/27/2001	10	Redo Bat	8,000	C				REBUILD BATH 2ND F

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
6/16/2014	External Ins	PC	PHIL C
4/16/2009	Measured	372	PATRIOT
12/15/2001	MLS	HC	Helen Chinal
3/23/2000	Inspected	263	PATRIOT
3/7/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3452		Sq. Ft.	Site		0	80.	1.52	1									418,849						418,800	

Total AC/HA: 0.07925 | Total SF/SM: 3452 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 418,849 | Spl Credit | Total: 418,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1860	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	F		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.23333335
Const Adj.:	0.98010004
Adj $ / SQ:	169.231
Other Features:	117500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486693
Depreciation:	128487
Depreciated Total:	358206

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

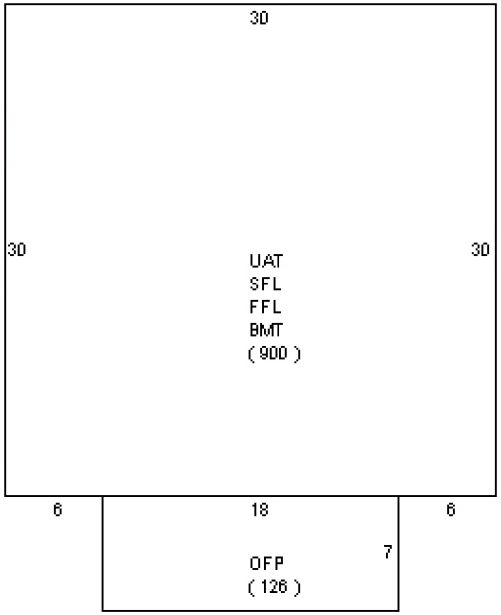
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	169.23
Special Features:	0	Val/Su Net:	117.40
Final Total:	358200	Val/Su SzAd	199.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	50.770	45,692
FFL	First Floor	900	169.230	152,308
SFL	Second Floor	900	169.230	152,308
UAT	Upper Attic	225	67.690	15,231
OFP	Open Porch	126	29.010	3,655

Net Sketched Area:	3,051			Total:	369,194
Size Ad	1800	Gross Are	3726	FinArea	1800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

045.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	